MARYLAND ROUTE 85
BUCKEYSTOWN PIKE
(80' R/W)
MARYLAND STATE HIGHWAY ADMINISTRATION PLAT NO.9070

P.E. POLE #F2433

8" SANITARY SEWER EASEMENT L.1451 F.987

P.B.32 P.82

PROPOSED LOT 8B

S.S. MH 106
TOP RIM = 269.80
INV. N.W. = 261.60
INV. S.E. = 261.70

REVERTIBLE GRADING EASEMENT

S.S. MH 105
TOP RIM = 264.70
INV. S.E. = 256.16
INV. N.E. = 256.16
INV. S.W. = 256.06

30' STORMDRAIN EASEMENT

MONITORING MANHOLE

WATER METER & VAULT

8" WATER LINE

8" S.S LINE

30' WIDE WATER & SEWER ESMT.

FIRE HYDRANT

8" WATER LATERAL

S54°12'16"E 554.83'

9' TYP

20' TYP

29'BRL

175'-3"

193'-9"

8'X 20'HANDICAP PARKING w/STRIPED AISLE, DEPRESSED CURB, HANDICAP RAMP & SIGN

PROPOSED MEZZANINE OFFICES

83'-0"

96'-0"

PROPOSED WALL MOUNTED LIGHT (TYP)

STOCK PILES

PROP EXPANSION
1st FLOOR – 43,813 s.q ft.
TOTAL – 43,813 sq. ft.
BLDG HEIGHT – 29'
FF ELEV. = 274.00

EX BUILDING
1st FLOOR – 48,438 s.q ft.
2nd FLOOR – 8,000 sq. ft.
TOTAL – 56,438 sq. ft.
BLDG HEIGHT – 29'
FF ELEV. = 274.00

250'-0"

2'FLOW CHANNEL

20' TYP

24' TYP

20' TYP

5'CONC. SIDEWALK

(6) 4'LOADING DOCK DOORS

DRIVE IN O/H DOOR

PROPOSED DUMPSTER

(6) 12'X 50' LOADING AREAS

CONC. CURB & GUTTER

97'

N54°12'16"W 582.11'

S33°53'10"W

24'

21"x15" C.M.P.

S.S. MH 107
TOP RIM = 270.65
INV. S. = 264.07
INV. N.W. = 263.97

NOSE DOWN CURB

8" WATER LINE LATERAL

LOT 10
FINAL PLAT
LOTS 6 & 10, PLAT THREE
OMEGA CENTER
P.B. 40 P. 113

30'R

35'

11"X 17"CMPA

NOSE DOWN CURB

6" S.S. C/O

8" WATER LINE

GOVERNOR'S WAY
(80' R/W)

8" WATER LINE

R=60.00'

A=124.64'

11"x17" C.M.P.A.

S.S. MH

6" S.S. C/O

WATER VALVES

WATER MH

102.55'

S58°37'48"W

LOT 6A
CORRECTION PLAT
LOTS 6A & 6B, PLAT FOUR
OMEGA CENTER
P.B. 46 P. 105

EXISTING ASPHALTIC PAVING

225.00'

PROPOSED 30' POLE LIGHT (TYP)

29'BRL

4.5'R

25'R

5'R

15'R

P.E. POLE #F2434

75' MSHA RESERVATION

404.00'

24'

18'

EXISTING ASPHALTIC PAVING

9.5' TAR & CHIP SHOULDER

9.5' TAR & CHIP SHOULDER

23.5'

N35°48'53"E

20'BRL

30' PLAN S.S. EASEMENT

S.S. LINE

5'

P.E. POLE #F2435

8" STUB & PLUG

12"x24" C.M.P.A. W/ CONC. HEADWALL

INV. = 254.26

INV. = 254.89

S.S. MH 103
TOP RIM = 257.20
INV. S.E. = 248.56
INV. N.W. = 248.46

8" STUB & PLUG

S.S. MH 104
TOP RIM = 257.50
INV. N.E. = 250.69
INV. S.E. = 250.69
INV. S.W. = 250.69
INV. N.W. = 250.59

8" WATE LINE

8" GAS LINE

P.E. POLE #F64645

N/F
CHARLES B. THOMAS
L.1187 F.559

VICINITY MAP
SCALE: 1"=1,200'±
TAX MAP 86 P/O PARCEL 227

MD. ROUTE 85 (BUCKEYSTOWN PIKE)
EXECUTIVE WAY
SITE
RIVERVIEW DR.
WAY
BALTIMORE & OHIO RAILROAD

PARKING REQUIREMENTS:

EX BUILDING=56,438 SF
(6,000 SF OFFICE, 48,438 SF WAREHOUSE)

BUILDING ADDITION=43,813 SF
(1,300 SF OFFICE, 42,513 SF WAREHOUSE)

TOTAL OFFICE: 9,300 SF
TOTAL WAREHOUSE: 90,951 SF

OFFICE– 1 SPACE PER 300 SF
9,300 SF/300 = 31 PARKING SPACES REQUIRED

WAREHOUSE– 1 SPACE PER 1,000 SF
90,951 SF/1,000 = 91 SPACES REQUIRED

TOTAL PARKING REQUIRED = 122 PARKING SPACES
TOTAL PARKING PROVIDED = 122 PARKING SPACES

5 ADA SPACES REQUIRED
7 ADA SPACES PROVIDED


**Harris,Smariga&Associates,Inc.**
Planners/Engineers/Surveyors
The Patrick Center/30 West Patrick Street, Suite 300/Frederick, MD 21701
(301) 662–4488, Montgomery County (301) 831–4048


REVISIONS:

# SKETCH PLAN A

# OMEGA CENTER
# LOT 8 – DYNAMIC RUGS

SITUATED ON GOVERNOR'S WAY
FREDERICK ELECTION DISTRICT NO.2
FREDERICK COUNTY, MARYLAND

| | |
|---|---|
| SCALE: | 1"=30' |
| DRAWN BY: | CADD |
| CHECKED BY: | DL |
| DATE: | JUNE,1992 |
| SHEET: | 1 OF: 2 |
| PROJECT NO. | 4605–TB |